

Re: Conditional Re-Zoning in Huntington Hills #Z-01-20

Debbie <kimberbc@att.net>

Tue 7/21/2020 5:47 PM

To: Christine M. Zuzga <CMZuzga@battlecreekmi.gov>

I understand the area can still be developed as originally approved. Having lived here for 13 + years, I can assure you the area in question has changed in that time and has become home to lots of critters, apparently the animals were not aware of the future plans either. We had been told, at time of purchase, that this area could not be developed, apparently we were not advised correctly.

Thank you for your quick response. I do plan to attend the meeting.

Debbie Kimber

Sent from my iPad

On Jul 21, 2020, at 5:22 PM, Christine M. Zuzga <CMZuzga@battlecreekmi.gov> wrote:

The aerial photo is from 2015. Google is more recent and does show the stand of trees to the west, however, this was area approved to be developed with the original subdivision and so no environmental studies have been performed. If the request at hand is denied, the developer would still have the ability to develop into 13 single family homes as originally approved.

Mr. Stetler as applicant will recuse himself at the beginning of the discussion on the request for conditionally rezoning. He will be able to speak as applicant and answer questions the Planning Commission may have for him. He will be required to abstain from voting.

I will the additional comments into the record as requested.

Christine M. Zuzga, AICP
Planning Manager
City of Battle Creek
10 N. Division Street
Battle Creek, MI 49014
(269) 966-3320

From: Debbie <kimberbc@att.net>

Sent: Tuesday, July 21, 2020 5:01 PM

To: Christine M. Zuzga <CMZuzga@battlecreekmi.gov>

Subject: Re: Conditional Re-Zoning in Huntington Hills #Z-01-20

Thank you for your response. We are opposed to this development as proposed. Unfortunately, Mr. Stetler did not share these plans with the members of the HOA. The

photo you provided is older, I'm guessing approximately 8 years old based on our neighbors yard, and does not clearly depict the current natural environment and I see no mention of the area currently serving as a wildlife refuge. The area directly behind our residence is adjacent to this proposed development and includes a drainage pond/area, many times we have seen the area flooded up to the tree line which appears to be the edge of the proposed development, is this being addressed to ensure appropriate area for drainage without over burdening this area? Is there a requirement for an Environmental Impact Study? Has it been completed?

If Mr. Stetler is a voting member of this group, is he allowed to vote on this package? If yes, since he stands to personally benefit financially if approved, is this appropriate?

I would appreciate it if you would include these additional comments for the meeting.

Thank you
Debbie Kimber

Sent from my iPad

On Jul 21, 2020, at 3:37 PM, Christine M. Zuzga
<CMZuzga@battlecreekmi.gov> wrote:

Hi Clarence and Debbie,
Thank you for your email. Based on the drawings submitted by the developer, it appears the structures will be approximately 290 feet from the northeast corner of your property. The land directly behind your property is dedicated open space and that would not change with the approval of this request. The request to change the zoning is only in the area that had originally been approved to be developed as single family housing, the area and location of which would not change.

The meeting packet is available on the City website, and that contains the application and a drawing of the original approved subdivision. <http://www.battlecreekmi.gov/387/Planning-Commission>
<image.png>

As you requested I will read your email into the public record during the public meeting. Typically the comment period is an opportunity to provide comments on a request and does not allow for back and forth dialogue with an applicant. However, after the public comment period, the Planning Commission has an opportunity to discuss the request and ask questions of the applicant, and many times they will ask the applicant questions based on feedback received during the public comments/questions.

Mr. Stetler has indicated a willingness to talk with residents regarding any questions they may have, and has requested anyone interested to contact him at his office at Stetler Homes.

Christine

Christine M. Zuzga, AICP
Planning Manager
City of Battle Creek
10 N. Division Street
Battle Creek, MI 49014
(269) 966-3320

From: Debbie <kimberbc@att.net>
Sent: Friday, July 17, 2020 9:31 PM
To: Christine M. Zuzga <CMZuzga@battlecreekmi.gov>
Subject: Conditional Re-Zoning in Huntington Hills #Z-01-20

Email sent from outside of the City of Battle Creek. Use caution before clicking links/attachments.

We live at 190 Kensington Circle, from the drawing provided in your notification of this meeting, we are unable to determine how close the proposed development will be to our property. Please tell us exactly where the proposed development will be, how close to our property? When we purchased this property in 2006 we were told they could not build in this area. What has changed or were we not told the truth? It would be most helpful to see the original area approved for the 13 single family homes in comparison to an accurate portrayal of your proposed development.

The area behind our property, that we believe falls in the proposed development, is wooded and has a large area for drainage. There are many species of animals and birds including deer, turkeys, cranes, and numerous other species of birds frequenting this area, in addition to the many plants, trees and flowers. We are very concerned about the impact on the environment if this proposal is approved. Has an environmental impact study been completed? Is one required? What will be the impact on the current drainage pond? Many times the drainage pond fills up and extends well beyond the area that is currently holding water. On numerous occasions we have seen water extend to the tree line.

I'm sure a lot of these questions we have could have been answered if we were shown the courtesy by the developers of hosting a meeting to inform all the residents in this community of this proposal. Unfortunately that did not happen, my first awareness of this proposal was when I received the notification from the city.

Please read my letter at the appropriate Planning Commission Meeting

scheduled for July 22, 2020. I will be attending either via Facebook Live or Zoom and would appreciate a response to all my questions/concerns I've addressed in this letter.

Any questions, please call us.

Thank you,
Clarence and Debbie Kimber
190 Kensington Circle
Phone (269) 209-4134.

Sent from my iPad